(1)

File No. 290700176

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090049111 DEEDWARR
Recvd: 07/21/09 12:42 2 pgs
Fees:13.00 Taxes:1309.80
20090721-0068384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-18-10

(AFFIX SEAL)

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred Edwana Boucher	Mildred Edwana Boucher	171030A05000CO
(NAME) 4829 MANASSAS DR.	(NAME) 4829 MANASSAS DR.	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tisa M. Trouard, unmarried hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mildred Edwana Boucher and Jack R. DeWitt, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 177 on the Plan of Fredericksburg, Section Two, of record in Plat Book 7900, Page 509, amended in Book 7900, Page 640, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Tisa M. Trouard, a married woman by deed dated July 11, 2003, filed July 18, 2003, from Richard A. Olmstead and Florence M. Olmstead, of record by Instrument No. 20030718-0101196, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No.: 171030A05000CO

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 509 and amended in Plat Book 7900, Page 640, Register's Office of said County.

Restrictive Covenants, By-Laws, Charter, Amenities and Deeds of conveyance of record in Book 8920, Page 65, Book 9600, Page 393, Book 9860, Page 840, Book 7798, Page 843, Book 10453, Page 931, Book 10894, Page 541, Book 8920, Page 45, Book 8920, Page 40, Book 9443, Page 538, Book 7900, Page 807, Book 9698, Page 81 and Book 9698, Page 124, Register's Office of said County.

Easement as shown of record in Deed Book 7993, Page 249 and Book 7851, Page 712, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4829 Manassas Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of July, 2009.

Tisa M. Trouard

STATE OF TENNESSEE

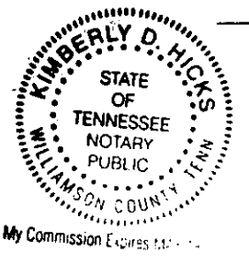
COUNTY OF WILLIAMSON

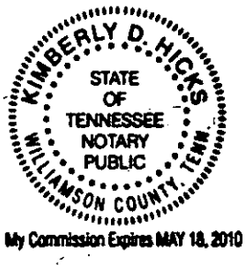
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tisa M. Trouard, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/17/2009.

Witness my hand at office this 17th day of July, 2009.

Commission expires: 5-18-10

Notary Public





File Number: 290700176

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027